



ఆంధ్రప్రదేశ్ రాజ పత్రము
THE ANDHRA PRADESH GAZETTE
PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.784

AMARAVATI, MONDAY , OCTOBER 1, 2018

G.667

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY- CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN SY. NO. 170/1, ABUTTING THE NH-16 ROAD, MADHURAWADA AT CHANDRAMPALEM, DIV. NO.05, VISAKHAPATNAM DISTRICT TO AN EXTENT OF 1815.91 SQ.M APPLIED BY SRI V.ANANTAKOTI RAJU AND 2 OTHERS.

[Memo No.MAU01-28021/38/2018-M SEC-MAUD(M1), Municipal Administration & Urban Development (M) Department, 27th September, 2018]

NOTIFICATION

The following Draft variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Visakhapatnam Metropolitan Region Authority, Visakhapatnam / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site falling in Sy. No. 170/1 abutting the NH-16 Road, Madhurawada at Chandrampalem, Div. No.05, Visakhapatnam District admeasuring an area of 1815.91 sq.mts. The boundaries of which are given in the schedule below, which was earmarked for Residential Use in the Master Plan of VUDA sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now proposed to be designated as Commercial use as shown in modification of Master Plan Map No.32/2018 of Visakhapatnam Metropolitan Region Authority, Visakhapatnam, by variation of change of land use, which was shown in Maser Plan and which is available in the office of the Visakhapatnam Metropolitan Region Authority, Visakhapatnam, subject to the following conditions:-

1. the applicant shall pay the development / conversion charges to the Visakhapatnam Metropolitan Region Authority, Visakhapatnam.
2. the applicant shall obtain approval of building plans for construction of buildings from the authority concerned duly paying necessary charges as the case may be.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Authority, Visakhapatnam /Greater Visakhapatnam Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Authority, Visakhapatnam.

SCHEDULE OF BOUNDARIES

North : Proposed 60'-0" wide road
South : Existing 30'-0" wide road
East : Existing Apartment (Kiran Towers) & vacant Land
West : Proposed 80.00m wide NH-16

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT